



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday May 15, 2008

8:30 A.m.

Plaza del Sol Hearing Room

Lower Level

600 2nd Street NW

MEMBERS

Laurie Moya, Chair

Judy Kowalski, Vice Chair

Jonathan Siegel

Doug Peterson

Richard Shine

Jamie Jett-Walker

Joe Yardumian

Michael Dickson

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are generally reviewed at this time (see item 1A and 1B below). Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff - 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested.**

All written materials – including petitions, legal analysis and other documents – should be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

1. Call to Order.

- A. Announcement of Changes and/or Additions to the Agenda
- B. Approval of the Amended Agenda
- C. Approval of Minutes for March 13, 2008

2. Project# 1001620

08EPC-40032 AMNDT TO ZONING
CODE

City of Albuquerque Planning Department, agents for City of Albuquerque City Council, requests the above action to amend a portion of Section 14-16-2-15(B) ROA 1994 to limit dwelling units as a conditional use in O-1 zone. Randall Falkner, Staff Planner

3. Project# 1003570

08EPC-40036 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40037 AMEND SECTOR
DEVELOPMENT PLAN MAP

MARK GOODWIN AND ASSOCIATES, agents for THE HASKELL COMPANY requests the above actions for all or a portion of Tracts B-9E-1 and B-9F, SEVEN BAR RANCH, zoned SU-1/R-2 USES to SU-1/Senior Housing w/ Limited Medical Facilities AND SU-1/C-1-Permissive Uses including drive-up service window, located on Ellison Dr NW between East Cibola Loop NW and West Cibola Loop NW, containing approximately 27 acres. (A-13) Catalina Lehner, Staff Planner

4. Project# 1007204

08EPC-40034 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40035 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40039 AMEND SECTOR
DEVELOPMENT PLAN MAP

DARREN SOWELL ARCHITECTS LLC agent for ARMSTRONG DEVELOPMENT PROPERTIES requests a Sector Development Plan Map Amendment **from** SU-2/SU-1/C-2 (10 acres), O-1, and PRD-20 du/ acre (7 acres) **to** SU-2/C-2 for Tracts 1A, 1B, 2A, 2B, 3A, 3B, & 6, Barrett V.E. Subdivision and approval of Site Development Plans for the aforementioned tracts and Tracts 4-A-1, 4B, 5-B-1 & 5-B-2, Lands of WEFCO Partners, zoned SU-2/C-2, located on Central Avenue between Unser and 86TH ST SW, containing approx. 50 acres. (K-9 ,10/L-10) Anna DiMambro, Staff Planner

5. Project# 1000032

08EPC-40030 SITE DEVELOPMENT -
SUBDIVISION
08EPC-40031 SITE DEVELOPMENT -
BUILDG PRMT

TIERRA WEST LLC agents for UNIVEST/COORS RD LLC requests the above actions for all or a portion of tract 3, COORS VILLAGE, zoned SU-3 located on COORS BLVD NW BETWEEN WESTERN TRAILS NW AND MILNE RD NW containing approximately 13 acres. (F-11) Anna DiMambro, Staff Planner **(DEFERRED FROM APRIL 17, 2008)**

6. Project# 1005244

08EPC-40029 AMNDT TO SECTOR DEV
PLAN MAP

CONSENSUS PLANNING agents for K & M DEVELOPMENT requests the above actions for all or a portion of lots 17-20, Block 30, Raynolds Addition and 13-19, blocks 29, Huning Castle Addition zoned SU-2/MFR to SU-2/R-T located on 14th Street SW between Coal Ave. SW and Lead Ave. SW containing approximately 1 acre. (K-11) Carol Toffaleti, Staff Planner Carol Toffaleti, Staff Planner **(DEFERRED FROM APRIL 17, 2008)**

7. Project# 1007099

08EPC-40021 SITE DEVELOPMENT -
BUILDG PRMT
08EPC-40022 AMNDT TO ZONE MAP
(ZONE CHG)

MYERS, OLIVER & PRICE, P.C. agents for SANDIA FOUNDATION requests the above actions for all or a portion of Lots 1-3, 37-39, Block 16 and Lots 1-11, 33-38 Block 17, Zuni Addition, zoned C-2 and SU-1 NURSERY to SU-1/C-2 USES Excluding alcohol sale for off site consumption located on SE AND SW CORNERS OF MENAUL AND PROSPECT AND SE CORNER OF MENAUL AND MESILLA containing approximately 4 acres. (H-19) Carol Toffaleti, Staff Planner **(DEFERRED FROM APRIL 17, 2008)**

8. Project# 1006950

08EPC-40010 AMNDT TO ZONE MAP
(ESTB ZONING/ZONE CHG)

DAC ENTERPRISES, INC agent for GINA SCHMIDT D/B/A SIERRA WEST LLC requests the above action for all or a portion of lot B-13-QCD as described in the Quitclaim Deed filed on October 10, 2007 as Document Number 2007150906 (to be known as Tract A, Land of Sierra West LLC), zoned R-1 to C-2 located on WYOMING BLVD NE BETWEEN I-40 FREEWAY MOUNTAIN RD NE containing approximately 1.2 acres. (J-20) Jennifer Donofrio, Staff Planner **(DEFERRED FROM MARCH 20, 2008)**

9. Project# 1006864

07EPC-40065 SITE DEVELOPMENT
PLAN FOR SUBDIVISION

Hartman & Majewski Design Group, agents for SUNCAL COMPANIES NEW MEXICO DIVISION, requests the above actions for all or a portion of Tracts M, N & P, WATERSHED and INSPIRATION SUBDIVISIONS, zoned SU-2 FOR RESIDENTIAL RESORT, located between Arroyo Vista and the Petroglyph National Monument and between Tierra Pintada and "Future Development Area" containing approximately 500 acres. (H 7-9, J 7-8) Catalina Lehner & Jennifer Donofrio, Staff Planners **(DEFERRED FROM MARCH 20, 2008)**

10. Project# 1000188

07EPC-40095 AMEND SITE
DEVELOPMENT PLAN - BLD PRMT
07EPC 40101 Text Amendment to Sector
Development Plan

TIM FLYNN-OBRIEN, ESQUIRE agent for WEST BLUFF LLC & BRINKER INTERNATIONAL requests the above actions for all or a portion of lots 1, 2, 3, 4 & 5, WEST BLUFF CENTER zoned SU-1/C-2 USES and C-2 USES located on COORS BLVD. NW BETWEEN I-40 AND QUAIL NW containing approximately 34 acres. (H-11)
Carol Toffaleti, Staff Planner **(DEFERRED FROM MARCH 20, 2008)**

11. Project# 1000264

07EPC-40097 AMEND SITE
DEVELOPMENT PLAN - BLD PRMT
07EPC 40102 Text Amendment to Sector
Development Plan

TIM FLYNN-OBRIEN, ESQUIRE agents for WEST BLUFF CENTER LLC requests the above actions for all or a portion of tracts 10-12, WEST BLUFF zoned C-2 located on COORS BLVD NW NORTH OF OURAY containing approximately 6acres. (H-11) Carol Toffaleti, Staff Planner **(DEFERRED FROM MARCH 20, 2008)**

12. Project# 1001620

07EPC-40084 AMENDMENT TO
THE CODE OF ORDINANCES

CITY OF ALBUQUERQUE/Planning Department agents for CITY OF ALBUQUERQUE/City Council requests the above action to create a new FORM BASED CODE with zones that allow mixed-use development in a variety of contexts to encourage a more efficient and sustainable urban form, contained in a new article of the Code of Ordinances, Sec 14-20-1-1 et. Seq. Russell Brito & Carmen Marrone, Staff Planners **(DEFERRED FROM FEBRUARY 21, 2008)**

13. Project # 1005541

07EPC-00566 EPC Sector Development
Plan

The City of Albuquerque Planning Department requests a recommendation of approval to the City Council of the **North I-25 Sector Development Plan**. This Plan's area is defined by the boundaries of the Sandia Indian Reservation sovereign line on the north, the North Diversion Channel and Edith Boulevard on the west, Louisiana Boulevard on the east and Paseo del Norte (and a small portion to San Bernardino Avenue on the eastern side) as the southern boundary. This area includes the Balloon Fiesta Park and the closed Coronado Airport site (now vacant) Chris Hyer, Staff Planner **(DEFERRED FROM APRIL 10, 2008)**

14. Other Matters